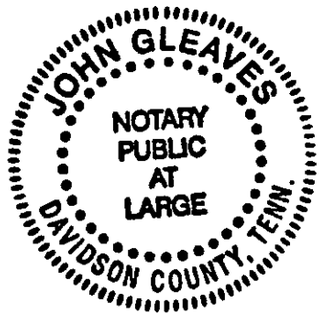
 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $270,000.00 Affiant Subscribed and sworn to before me, this 19th day of February, 2009. Notary Public My commission expires: 7-24-10

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 03/05/09 07:44 2 pgs
Fees:13.00 Taxes:999.00
20090305-0019481

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew Jodway	New Owner	**Map/Parcel 171-03-0-C-007.00CO**
508 Danville Point		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Dyer and Meredith Dyer, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Jodway, Married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Fredericksburg, Section 5-C, of record in Plat Book 7900, page 509 and Book 9700, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Dyer and Meredith Dyer, husband and wife, by Warranty Deed, from Phillip T. Wallace and wife, Jill S. Wallace, of record in Instrument No. 20030714-0097948, Dated March 31, 2003, Register's Office for Davidson County, Tennessee. Also see Scrivener's Affidavit of record in Instrument No. 20051004-0119403, Register's Office for said County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, page 509 and Book 9700, page 48, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 8920, page 65, amended in Book 9500, page 393, Book 9860, page 840, Book 10224, page 683, Book 10294, page 850, Book 10694, page 541, Book 10453, page 931 and Book 7798, page 843, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 8920, page 40, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 7358, page 643, Book 7993, page 269, Book 9607, page 431, Book 7851, page 712, Book 9698, page 124 and Book 10623, page 831, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat Book of record in Book 7900, page 509, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10709, page 143, Register's Office for DAVIDSON County, Tennessee.
Water Main Easement of record in Book 9698, page 81, Register's Office for DAVIDSON County, Tennessee.

Dedication of Site Drainage Easement of record in Book 10012, page 756, Register's Office for DAVIDSON County, Tennessee.
Amenities Areas of record in Book 9443, page 538, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 9771, page 545, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 8920, page 45, amended in Book 10694, page 539, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 508 Danville Point, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 19th day of February, 2009.

Michael Dyer

Meredith Dyer aka Meridith Dyer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Michael Dyer and Meredith Dyer , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of February, 2009.

RUSSELL JOHN McCANN ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
July 18, 2009

File #: **09225-JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212